

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
AND VARIANCE  
SE/S Mill Run Cir. 1550 ft. NE \* ZONING COMMISSIONER  
of Owings Mills Blvd.  
10300 Mill Run Circle \* OF BALTIMORE COUNTY  
4th Election District  
3rd Councilmanic District \* Case No. 99-44-SPHA  
Legal Owners: Owings Mills L.P.  
Lessee: The May Dept. Stores Co.  
Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Variance for the property known as The Owings Mills Mall, located at 10300 Mill Run Circle in Owings Mills. The Petitions were filed by Owings Mills Limited Partnership, property owner and The May Department Stores Company, Lessee. As amended, the Petitioners seek variance relief from Section 450.4 of the Baltimore County Zoning Regulations (BCZR) to permit a total of 5 wall mounted signs in lieu of the permitted 3, a north elevation sign area of 671 sq. ft., in lieu of the permitted 396 sq. ft., and one sign on a wall with no exterior entrance, in lieu of the required no signs on such a wall. Relief is also requested to amend all prior site plans on record for this property accordingly.

The subject property and requested relief are more particularly shown on the plat to accompany the Petitions for Variance and Special Hearing received as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Tony Amato on behalf of The May Department Stores Company, co-Petitioner. Also present was Melanie Moser on behalf of Daft-McCune-Walker, the consultants who prepared the site plan. The Petitioners were represented by Robert A. Hoffman, Esquire. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

9/17/98  
M. [Signature]

Recently, this Zoning Commissioner has entertained two similar cases involving either this property or this Petitioner. In case 99-27-A, variance relief was granted for the subject property to permit an amount of signage in excess as is permitted for a theatre building. As noted in that case, the subject property is a large retail center in northwestern Baltimore County. The property contains over 785,000 sq. ft. of existing retail space. The Mall has been in this location for a number of years and was approved under the County Development Regulations pursuant to the County Review Group (CRG) process in 1984.

In case No. 98-416-SPHA, I entertained a case involving this Petitioner; namely, The May Department Stores Company. That case involved variance relief at the White Marsh Mall located in northeastern Baltimore County. In that case, the Petitioner was proposing the construction of a Lord and Taylor Department Store at the White Marsh Mall. Variance relief was requested to approve the proposed sign package for that store.

Similar relief is requested in the instant case. As is shown on the site plan, a Lord and Taylor store is proposed for construction at the Owings Mills Mall. It will be a large facility and a comprehensive sign package is proposed. In order to accommodate the proposed sign package, variance relief is necessary.

Sufficient testimony and evidence was submitted at the hearing to warrant approval of the zoning Petitions. In addition, a favorable Zoning Plans Advisory Committee (ZAC) comment was received from the Office of Planning indicating, "The Petitioner proposes to erect a consolidated sign package which is well designed and complementary to the architectural design of the Owings Mills Mall property. For the reasons indicated above, the Office of Planning recommends that the applicant's request be granted." I agree. In my judgment, the proposed sign package is entirely


appropriate for this major retail/commercial center and should be approved. The sign package will not be detrimental to adjacent properties or other uses either on this site or in the neighborhood. The proposal represents an upgrade to the existing commercial facility. For all of these reasons, I find that the Petitioners have satisfied the requirements as set forth in Section 307 of the BCZR and that variance relief is warranted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17<sup>th</sup> day of September 1998 that, pursuant to the Petition for Special Hearing, approval of a prior site plan on record for this property, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 450.4 of the Baltimore County Zoning Regulations (BCZR) to permit a total of 5 wall mounted signs in lieu of the permitted 3, a north elevation sign area of 671 sq. ft. in lieu of the permitted 396 sq. ft., and one sign on a wall with no exterior entrance, in lieu of the required no signs on such a wall, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

By



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

September 16, 1998

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance  
Owings Mills LP/The May Department Stores Company  
Case No. 99-44-SPHA

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
att.





# Petition for Variance AND Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at Owings Mills Mall, Mill Run Rd, Owings Mills  
which is presently zoned BM-CT

This Petition shall be filed with the Department of Permits and Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s) 450.4 Class 5(d) to permit a total of 5 wall-mounted signs in lieu of the permitted 3 and a north elevation sign area of 757 sq. ft. in lieu of 396 sq. ft. and a special hearing to amend all prior zoning cases on site. the permitted

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

The May Department Stores Company

(Type or Print Name)

By: R. Dean Wolfe ac

Signature R. Dean Wolfe, Executive Vice President

611 Olive Street

Address

St. Louis

City

Missouri

State

53101

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature [Signature]

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Owings Mills Limited Partnership

By: The Rouse Company at Owings Mills, General Partner

(Type or Print Name)

By: Chris B. Carlaw

Signature Christopher B. Carlaw,  
Vice President

(Type or Print Name)

Signature

c/o The Rouse Company

10275 Little Patuxent Parkway

Address

410-992-6177

Phone No.

Columbia

City

MD

State

21044

21046

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

unavailable for Hearing the following dates \_\_\_\_\_

Next Two Months

ALL \_\_\_\_\_

OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_

DATE \_\_\_\_\_

**99.44-SPHA**

**DROP-OFF  
No REVIEW  
7/27/98 UCR**



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for the property located at Owings Mills Mall, Mill Run Rd, Owings Mills  
which is presently zoned BM-CT

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The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s) 450.4 Class 5(d)

to permit a total of 5 wall-mounted signs in lieu of the permitted 3 and a north elevation sign area of 757 sq. ft. in lieu of 396 sq. ft. and a special hearing to amend all prior zoning cases on site. *the permitted and one sign on a wall*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

*AMENDED*

Contract Purchaser/Lessee:

The May Department Stores Company

(Type or Print Name)

By:

Signature *R. Dean Wolfe* ac  
R. Dean Wolfe, Executive Vice President

611 Olive Street

Address

St. Louis

City

Missouri

State

53101

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature *[Signature]*

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Owings Mills Limited Partnership

By: The Rouse Company at Owings Mills, General Partner

(Type or Print Name)

By:

Signature *Chris B. Carlaw*  
Name/Title Christopher B. Carlaw,  
Vice President

(Type or Print Name)

Signature

c/o The Rouse Company

10275 Little Patuxent Parkway

Address

410-992-6177

Phone No.

Columbia

City

MD

State

21044

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

*DROP OFF  
NO REVIEW  
7/27/98 ucu*

*99-44-SPHA*

**Description**  
**To Accompany Petition for Zoning**  
**1.743 Acre Parcel**  
**Lord & Taylor Parcel**  
**Part of Owings Mills Limited Partnership Property**



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

*A Team of Land Planners,*

*Landscape Architects,*

*Engineers, Surveyors &*

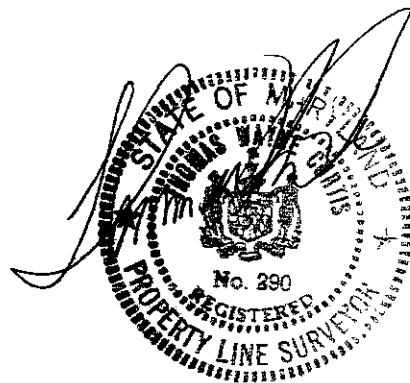
*Environmental Professionals*

Beginning for the same at the end of the following course and distance measured from the intersection of the centerline of Red Run Boulevard with the centerline of Painters Mill Road (1) North 41 degrees 03 minutes 56 seconds West 3150.91 feet, thence leaving said point of beginning and the following six courses and distances, viz: (1) South 15 degrees 54 minutes 30 seconds East 302.00 feet, thence (2) South 74 degrees 05 minutes 30 seconds West 294.22 feet, thence (3) North 15 degrees 54 minutes 30 seconds West 89.26 feet, thence (4) North 74 degrees 05 minutes 30 seconds East 60.76 feet, thence (5) North 15 degrees 54 minutes 30 seconds East 212.74 feet, and thence (6) North 74 degrees 05 minutes 30 seconds East 233.46 feet to the point of beginning; containing 1.743 acres of land, more or less.

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY  
AND SHOULD NOT BE USED FOR CONVEYANCE.

July 10, 1998

Project No. 85048.L1 (L85048.L1)



BALTIMORE COUNTY, MA LAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 055922

DATE 7/27/98 ACCOUNT 001-6150

AMOUNT \$ 500.00 (WCR)

RECEIVED FROM: The May Department Stores Co.

FOR: SPECIAL HEARING & VARIANCE - \$250.00 Each  
10300 Mill Run Circle Item #44  
Drop-Off -- No Review Case #99-44-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME  
7/29/1998 7/29/1998 11:35:31

REB WSSS CASHIER LONI LYS DRAWER

E MISCELLANEOUS CASH RECEIPT

Receipt # 067273

CR NO. 055922

DFLH

500.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION



**NOTICE OF ZONING  
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-44-SPHA  
10300 Mill Run Circle  
SE/S Mill Run Circle, 1550' NE  
of centerline Owings Mills  
Boulevard

4th Election District  
3rd Councilmanic District

Legal Owner(s):  
Owings Mills Limited  
Partnership

Contract Purchaser:  
The May Department Stores  
Company

Special Hearing: to amend  
all prior zoning cases on site.

Variance: to permit a total of 5  
wall-mounted signs in lieu of  
the permitted 3 and a north  
elevation sign area of 757  
square feet in lieu of the per-  
mitted 396 square feet.

Hearing: Monday, Septem-  
ber 14, 1998 at 10:00 a.m.,  
in Room 407, County Courts  
Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible, for  
special accommodations  
Please Call (410) 887-3353.

(2) For information concern-  
ing the File and/or Hearing,  
Please Call (410) 887-3391.

8/398 Aug. 27 c253940-

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/27/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on 8/27/, 1998.

**THE JEFFERSONIAN,**

*A. Henrichson*

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE. Case No. 99-44 SPHA

Petitioner/Developer: MAY CO. ETAL  
C/O ROBERT HOFFMAN, ESQ

Date of Hearing/Closing: 9/14/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at O.M. MALL ONSITE  
LORD & TAYLOR STORE

The sign(s) were posted on 8/20/98  
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 8/24/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

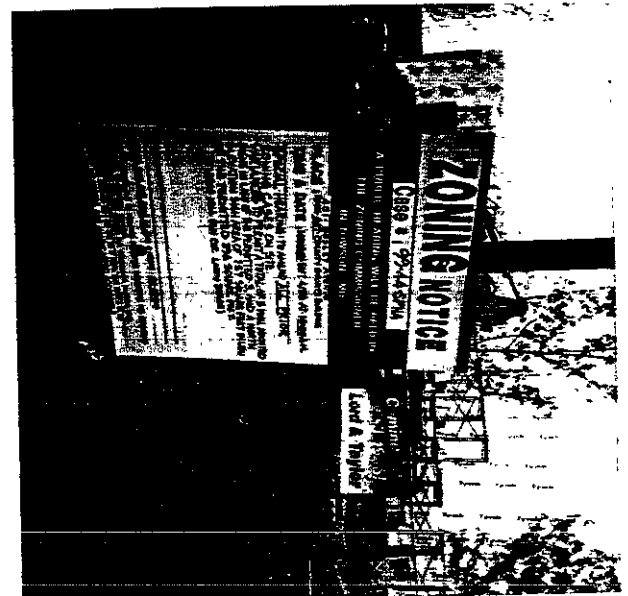
410-666-5366 ; CELL-410-905-8571  
(Telephone Number)



99-44 SPHA  
LORD & TAYLOR

HOFFMAN  
99-44 SPHA  
LORD & TAYLOR

9/14/98



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-44-SPHA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: SPECIAL HEARING TO AMEND ALL PRIOR  
ZONING CASES ON SITE. VARIANCE TO PERMIT  
A TOTAL OF 5 WALL-MOUNTED SIGNS IN LIEU  
OF THE PERMITTED 3 AND A NORTH ELEVATION  
SIGN AREA OF 757 SQUARE FEET IN LIEU

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

OF THE PERMITTED 396 SQUARE FEET.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 28, 1998

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, MD 21204

RE: Drop-Off Petitions  
Case No. 99-44-SPHA  
10300 Mill Run Circle  
Case No. 99-45-SPH  
108 Mt. Carmel Road

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petitions were accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "WCR/scj".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:scj

Enclosures



TO: PATUXENT PUBLISHING COMPANY  
August 27, 1998 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, MD 21204

410-494-6200

---

**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-44-SPHA  
10300 Mill Run Circle  
SE/S Mill Run Circle, 1550' NE of centerline Owings Mills Boulevard  
4th Election District - 3rd Councilmanic District  
Legal Owner: Owings Mills Limited Partnership  
Contract Purchaser: The May Department Stores Company

Special Hearing to amend all prior zoning cases on site. Variance to permit a total of 5 wall-mounted signs in lieu of the permitted 3 and a north elevation sign area of 757 square feet in lieu of the permitted 396 square feet.

HEARING: Monday, September 14, 1998 at 10:00 a.m. in Room 407, County Courts  
Building, 401 Bosley Avenue

  
Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS  
PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-  
887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 10, 1998

## NOTICE OF ZONING HEARING

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CASE NUMBER: 99-44-SPHA

10300 Mill Run Circle

SE/S Mill Run Circle, 1550' NE of centerline Owings Mills Boulevard

4th Election District - 3rd Councilmanic District

Legal Owner: Owings Mills Limited Partnership

Contract Purchaser: The May Department Stores Company

Special Hearing to amend all prior zoning cases on site. Variance to permit a total of 5 wall-mounted signs in lieu of the permitted 3 and a north elevation sign area of 757 square feet in lieu of the permitted 396 square feet.

HEARING: Monday, September 14, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

c: Robert A. Hoffman, Esquire  
Owings Mills Limited Partnership  
The May Department Stores Company

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 30, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
and Development Management

**DATE:** August 11, 1998

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Owings Mills Mall

**INFORMATION**

Item Number: 44

Petitioner: The May Department Stores Company

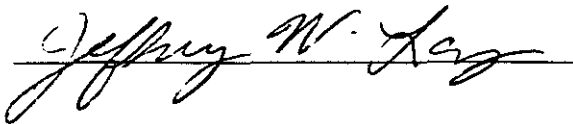
Zoning: BM-CT

Requested Action: Variance

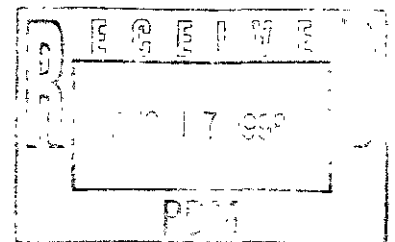
**Summary of Recommendations:**

The petitioner proposes to erect a consolidated sign package which is well designed and complementary to the architectural design of the Owings Mills Mall property. For the reasons indicated above, the Office of Planning recommends that the applicant's request be granted.

Section Chief:



AFK/JL





B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:    August 18, 1998

FROM: *fwb* Robert W. Bowling, Chief  
            Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for August 17, 1998  
            Item Nos. 044, 045, 046, 047, 048,  
            049, 050, 051, 052, 053, 054

Revised Plats for Reclassification  
Case #CR-98-367-A  
(7218 Windsor Mill Road)

Revised Petition; Environmental  
Impact Statement, Description, and  
Plats for Reclassification  
Case #R-97-465  
(1856 Reisterstown Road)

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc:    File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

AUG. 12, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUG. 10, 1998.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

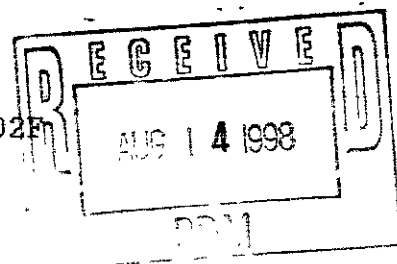
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 044, 045, 046,  
047, 048, 049, 050, 051 AND 053.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley. AND/10  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: 8/10/97

DATE: 8/13/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

~~44~~  
(44)

47

48

50

51

52

54

RBS:sp

BRUCE2/DEPRM/TXTSBP



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 8-11-98  
Item No. 044 WCR


Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
10300 Mill Run Circle, SE/S Mill Run Cir., 1550'  
NE of c/l Owings Mills Blvd., 4th Election District,  
3rd Councilmanic

Legal Owners: Owings Mills L.P.  
Contract Purchaser: The May Department Stores Co.  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\*  
\* Case Number: 99-44-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 18<sup>th</sup> day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 25, 1998

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

RE: Drop-Off Petition Review (Item #44)  
Owings Mills Mall  
4th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Three wall signs are shown on sheet 1 of 3, yet 5 are requested in the petition wording. Show all sign locations.
2. Section 450.4.5.d of the Baltimore County Zoning Regulations stipulates that a wall mounted sign may only be located on a wall with an entrance. The proposed 703 square foot sign does not meet this requirement and the petition request does not list this issue.
3. The northern sign detail on sheet 3 of 3 does not contain the rectangle measurements. Though an overall area is given on the sign chart, it cannot be confirmed.
4. Be aware that colors and other elements of a theme of a sign can substantially enlarge a sign area. Since color renderings are not available, comment cannot be made on the issue of the theme of the message.



Robert A. Hoffman, Esquire  
August 25, 1998  
Page 2

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John L. Lewis", written in a cursive style.

John L. Lewis  
Planner II  
Zoning Review

JLL:rye

Enclosure (receipt)

c: Zoning Commissioner

PETITIONER(S) SIGN-IN SHEET

NAME  
Rob Hoffman

TONY AMATO

MELANIE MOSER

210 Allegheny Ave 21204

727 N. 1st St. St. Louis 63102

200 E. Pennsylvania Ave 21286





IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
E/S Mill Run Circle, N of Red  
Run Blvd. \* ZONING COMMISSIONER  
10100 Mill Run Circle  
4th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District  
Owings Mills Ltd. Partnership \* Case No. 99-27-A  
Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as the Owings Mills Mall, located on Mill Run Circle in Owings Mills. The Petition was filed by the Owings Mills Ltd. Partnership through The Rouse Company at Owings Mills, General Partner, property owner. As amended, the Petitioner seeks variance relief from Section 450.4 of the Baltimore County Zoning Regulations (BCZR) to permit wall mounted sign areas of up to 240 sq. ft., in lieu of the permitted 150 sq. ft., and permission to install 10 wall mounted signs (6 and 4 per facade), in lieu of the permitted 4 signs (2 per facade). The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were John Selden, on behalf of General Cinema, Michael Khouri and George Buckmann. Also appearing was Melanie Moser, from Daft-McCune-Walker, the consultants who prepared the site plan. The Petitioner was represented by Robert A. Hoffman, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is a large site and is well known as the location of the Owings Mills Mall, a large retail/business center which serves northwestern Baltimore County. As shown on the site plan, the property contains over 785,000 sq. ft. of existing retail space. The mall has been at this location for a number of

years and was approved under the County's Development Regulations pursuant to the CRG (County Review Group) process in 1984.

Presently, the site is undergoing expansion. As part of these efforts, a large General Cinema complex will be constructed. This complex will encompass nearly 1.7 acres of the site and will be a freestanding building. The site plan which was submitted clearly depicts the proposed building and the parking area which will serve same.

Variance relief is requested to approve a sign package for the General Cinema Theatres. It was indicated that the sign package had been carefully designed to provide an appropriate advertising scheme and direction to patrons. A series of wall mounted signs are proposed for the building as more particularly shown on page 3 of the site plan. It is to be particularly noted that the building will be quite large and will contain 18 separate screens. The site is being designed as a "premium" theatre location and will feature numerous amenities, including plush seating and dining facilities within the theatre.

As noted above, there were no Protestants present and the sign package enjoys the support of the Office of Planning. A Zoning Plans Advisory Committee (ZAC) from that agency opines that the package, ". . . is well designed and complimentary to the architectural design of the Owings Mills Mall property." For these reasons, the Office of Planning endorses the project.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has satisfied the criteria for variance relief which is set forth in Section 307 of the BCZR and as construed by the case law. I am persuaded that the property is unique, that practical difficulty will be sustained if variance relief were denied and that relief can be


granted without detrimental impacts on surrounding properties. For these reasons, the Petition for Variance, as amended, will be granted.

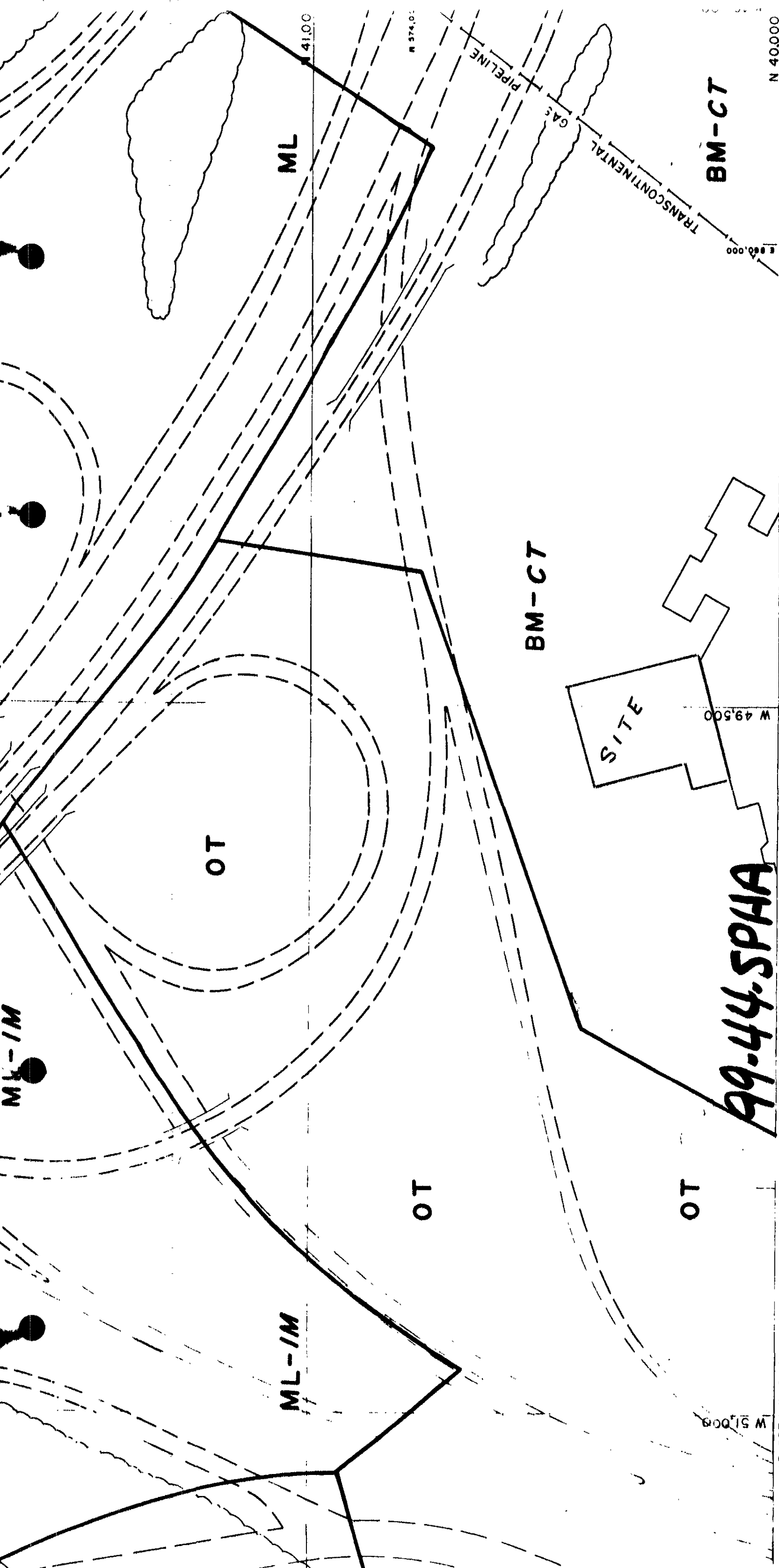
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of September 1998, that a variance from Section 450.4 BCZR to permit single wall mounted sign areas of up to 240 sq. ft., in lieu of the permitted 150 sq. ft., and permission to install 10 wall mounted signs (6 and 4 per facade), in lieu of the permitted 4 signs (2 per facade), be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES/mmnn

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County



(SHEET NW-10-1)

# TIMORE COUNTY PLANNING AND ZONING AL ZONING MAP

SCALE 1" = 200' ±	DATE OF PHOTOGRAPHY JANUARY 1986

LOCATION  OWINGS MILLS	SHEET * N.W. 11-1
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BM-CT

BM-CT

SITE

99-44-SPHA

ML-1M

OT

OT

OT

ML

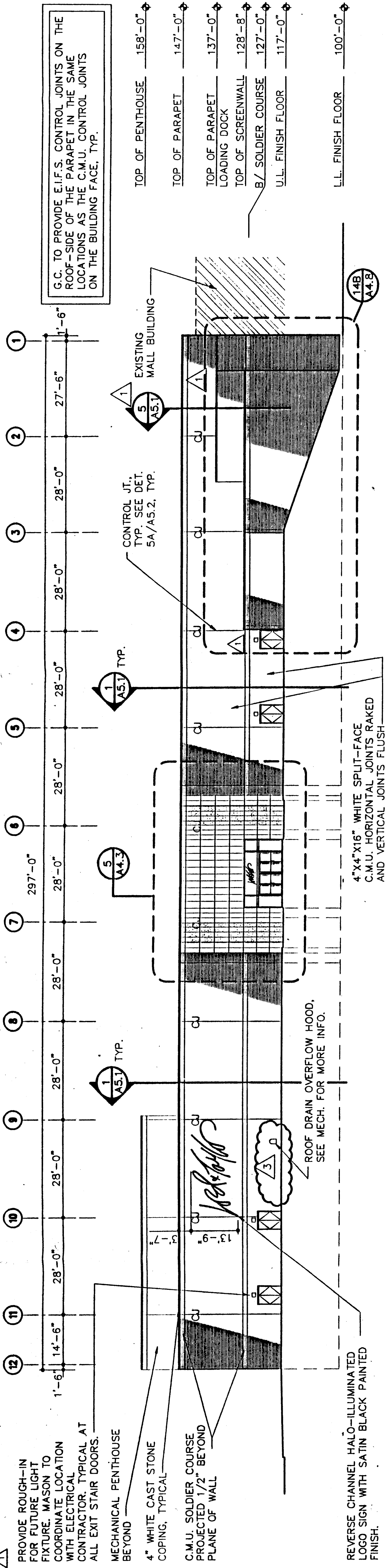
TRANSCONTINENTAL  
GAS  
PIPELINE





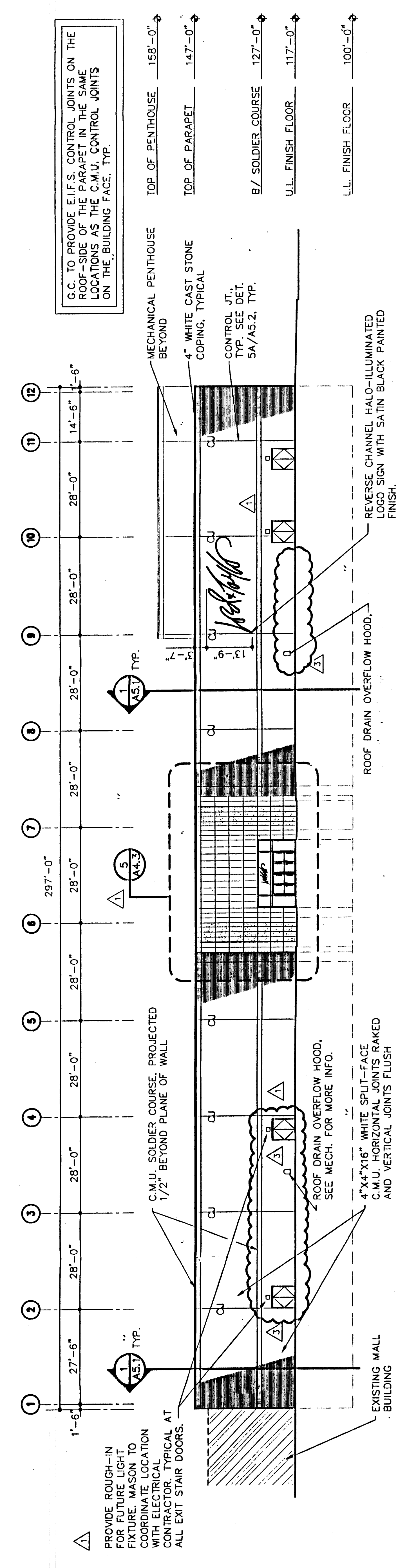






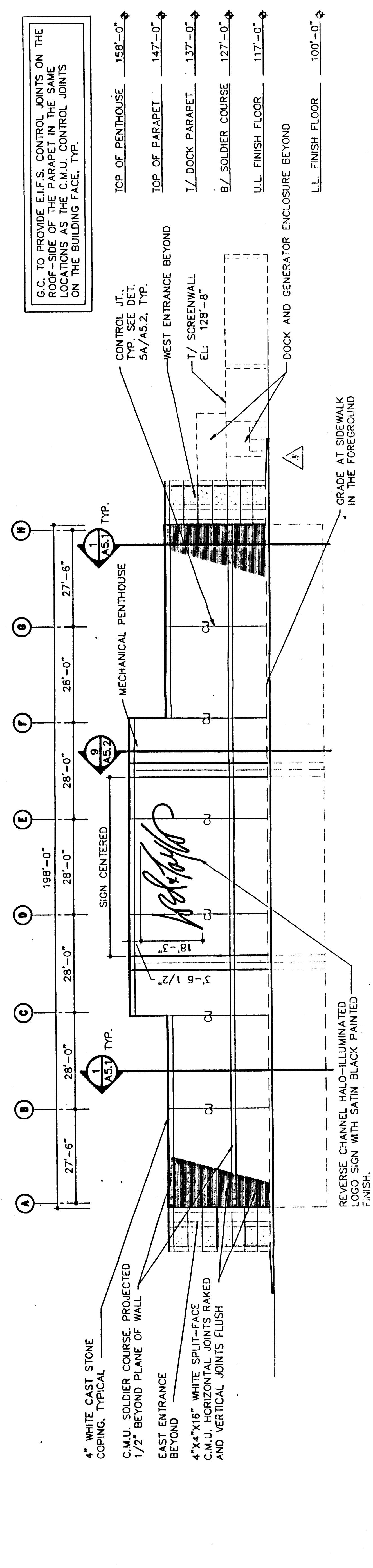
13 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

REF. DWG. A3.1



15 EAST ELEVATION  
SCALE: 1/16" = 1'-0"

REF. DWG. A3.1



16 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

REF. DWG. A3.1

NOTE: THERE ARE TWO TRANSOM SIGNS, (ONE EACH SIDE OF THE ENTRANCE) 3 FEET HIGH, 18" WIDE EACH FOR A TOTAL OF 54" SQ. FT.

SIGN	HEIGHT	AREA OF RECTANGLE
WEST	13'-0"	39' 0" 39.0 SQ. FT.
EAST	13'-0"	39' 0" 39.0 SQ. FT.
NORTH	18'-0"	54' 0" 54.0 SQ. FT.
TOTAL		142' 0" 142.0 SQ. FT.

**DMW**  
Duff-McCune-Walker, Inc.  
Landscape Architects  
Engineers and Planners  
200 East Pennsylvania Avenue  
Towson, Maryland 21206  
410) 296-5553  
Fax 296-4703

PLAN TO ACCOMPANY PETITION  
FOR ZONING (SIGN) VARIANCE

LORD & TAYLOR  
OWINGS MILLS TOWN CENTER  
10300 MILL RUN CIRCLE

4TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISIONS	ISSUE DATES
			REVIEW
			BD
			PERMIT
			CONSTRUCTION
			BASE
			PREP. BY
			CNR
			DESIGNED BY
			1/1/01
			CHECKED BY
			7/27/01
			SCALE
			AS SHOWN
			PROJECT NO.
			880011
			DRAWING
			3 OF 3

For use in cases where the building is not shown